



AVAILABLE RENTAL PROPERTY

Updated Thursday, 22nd July 2010



 **MOUNTFORD**
LETTINGS

2 The Colonnade | Lind Street | Ryde | Isle of Wight | PO33 2NE
Tel: 01983 61 68 68 | Email: mail@mountfordstateagents.co.uk

www.isleofwightlettings.co.uk

Property Available TO LET

Updated Thursday, 22nd July 2010

For details and photos go to . . .

isleofwightlettings.co.uk

. . . updated daily

register for updates & alerts of new properties becoming available

SHANKLIN, Brook Road - £495.00 pcm (£115.11 Weekly)

UN-FURNISHED

A purpose built, 2 bedroom, ground floor flat. Conveniently located for Shanklin town. The accommodation is gas centrally heated and offers off road parking.

COMPRISING: Lounge / Diner (14' 3" x 10' 4"), Kitchen (11' 11" x 6' 11"), 2 Double Bedrooms (10' 5" x 9' 7") & (9' 8" x 8' 8"), Bathroom, Off Road Parking and Communal Gardens.

GARDEN: Communal

PARKING: Communal

COUNCIL TAX BAND: To Be Advised

AVAILABLE: Immediately (Subject to References)

HOUSING BENEFIT: No

PETS: No

CHILDREN: Possible

SMOKERS: Prefer Non

ADDITIONAL RESTRICTIONS: Regret no sharers

DEPOSIT REQUIRED: Yes, Equivalent to 1 months rent

LENGTH OF TENANCY: Reviewable 6 month tenancy (Potential long term let)

POST CODE: PO37 7JS

RYDE, Belvedere Street - £525.00 pcm (£122.09 Weekly)

UN-FURNISHED

A delightful, 2 bedroom first floor flat, forming part of a period property. The accommodation offers 2 double bedrooms, lounge / diner, kitchen, bathroom and off road parking. The property would be ideally suited to those looking for peaceful, quiet home. Conveniently location.

COMPRISING: Entrance Hall, Lounge (18' 7" x 11' 9"), Bedroom one (12' 8" x 12' 8"), Bedroom two (12' 2" x 10'), Kitchen (12' x 6' 9"), Bathroom & Seperate WC

GARDEN: None

PARKING: On Road

COUNCIL TAX BAND: Band "B"

AVAILABLE: Late August 2010 (Subject to References)

HOUSING BENEFIT: No

PETS: No

CHILDREN: Possible

SMOKERS: Prefer Non-Smokers

ADDITIONAL RESTRICTIONS: Regret no sharers

DEPOSIT REQUIRED: Yes, Equivalent to 1 months rent

LENGTH OF TENANCY: Reviewable 6 month tenancy

POST CODE: PO33 2JW

further properties overleaf

For details and photos go to . . .

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RYDE, Swanmore Road - £575.00 pcm (£133.72 Weekly)

UN-FURNISHED

Finished to a high standard, a brand new, bright & spacious, 2 bedroom flat. The master bedroom offering en-suite facilities. Situated on the 1st floor the accommodation benefits from gas fired central heating and allocated off road parking

COMPRISING: Lounge / Diner (17' 10" x 14' 1" max), Kitchen (12' 6" x 7' 11" max), 2 Bedrooms (11' 11" x 10' 1" max) with En-Suite & (11' 6" x 8' 8" max) and Bathroom

GARDEN: None

PARKING: Allocated

COUNCIL TAX BAND: To Be Advised

AVAILABLE: To Be Advised

HOUSING BENEFIT: No

PETS: No

CHILDREN: Possible

SMOKERS: Strictly Non

ADDITIONAL RESTRICTIONS: Regret no sharers

LENGTH OF TENANCY: Reviewable 6 month tenancy (Potential long term let)

POST CODE: PO33 2TE

HAYLANDS, Grenville Drive - £630.00 pcm (£146.51 Weekly)

UN-FURNISHED

A family size 3 bedroom house benefiting from 2 reception rooms, fitted kitchen, gas fired central heating and off road parking.

COMPRISING: Lounge 15' 11" x 14' 2", Dining Room 10' 7" x 7' 8", Fitted Kitchen 7' 11" x 7' 11", Bedroom One 10' 9" x 9' 8", Bedroom Two 10' 4" x 9' 7", Bedroom Three 7' 7" x 5' 11", Bathroom, Enclosed Rear Garden & Off Road Parking To The Front of the Property

GARDEN: Moderate enclosed rear garden, off road parking bay to the front

COUNCIL TAX BAND: Band "C" **AVAILABLE:** Immediately (Subject to References)

HOUSING BENEFIT: No

PETS: No

CHILDREN: Yes

SMOKERS: Strictly Non-Smokers

ADDITIONAL RESTRICTIONS: Regret no sharers

DEPOSIT REQUIRED: Yes, Equivalent to 1 months rent

LENGTH OF TENANCY: Reviewable 6 month tenancy (Potential Long Term Let)

POST CODE: PO33 3JN

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RYDE, Melville Street - £750.00 pcm (£174.41 Weekly)

UN-FURNISHED

A beautifully presented period maisonette in sought after Melville Street conservation area. The accommodation is arranged over two floors and comprises two bedrooms, fitted kitchen/breakfast room, gas central heating, private paved garden and car parking. The property is close to all Ryde's amenities including shops, transport links and the seafront.

COMPRISING: Entrance Hallway, Reception Room (14' 2" x 12' 3" max), Kitchen/Breakfast Room (13' 1" x 10'), Bedroom One (13' x 10' 1"), Bedroom Two (14' 8" x 6' 10" max), Bathroom, Large Courtyard Garden, Allocated Off Road Parking

GARDEN: Large enclosed courtyard garden

COUNCIL TAX BAND: Band "B"

AVAILABLE: September 2010 (Subject to References)

HOUSING BENEFIT: No

PETS: No

CHILDREN: Possible

SMOKERS: Strictly Non-Smokers

ADDITIONAL RESTRICTIONS: Regret no sharers

DEPOSIT REQUIRED: Yes, Equivalent to one months rent

LENGTH OF TENANCY: Reviewable 6 month tenancy (Potential Long Term Let)

POST CODE: PO33 2AN

HAYLANDS, The Hayloft - £795.00 pcm (£184.88 weekly)

UN-FURNISHED

A brand new, detached house, situated on the extreme outskirts of Ryde. Offering 3 bedrooms, with the master bedroom offering en-suite facilities. Particularly well presented with a contemporary finish. Offering gas fired central heating, manageable gardens & off road parking make this ideal family accommodation.

COMPRISING: Entrance Hall with WC off, Lounge (16' 2" x 10' 10"), Kitchen / Diner (16' 2" x 9' 3"), Bathroom, 3 Bedrooms (Master Bedroom with en-suite) (10' 10" x 9' 7"), (9' 4" x 8' 8") & (9' 4" x 7' 1"), Garden & Off Road Parking

GARDEN: Easy to maintain enclosed rear garden, open plan front garden & off road parking

COUNCIL TAX BAND: Band "D"

AVAILABLE: Immediately (Subject to References)

HOUSING BENEFIT: No

PETS: No

CHILDREN: Yes

SMOKERS: Strictly Non-Smokers

ADDITIONAL RESTRICTIONS: Regret no sharers

DEPOSIT REQUIRED: Yes, Equivalent to 1 months rent

LENGTH OF TENANCY: Reviewable 6 month tenancy (Potential Long Term Let)

POST CODE: PO33 3JE

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**For more information or for appointments to view
any of the properties listed please contact us:**

Office:	2 The Colonnade Lind Street Ryde Isle of Wight PO33 2NE
Telephone:	01983 61 68 68
Fax:	01983 61 58 01
Email:	mail@mountfordestateagents.co.uk
Opening Times:	Monday to Friday 9:00 am to 5:30 pm Saturday 10:00 am to 3:00 pm

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across the Island since 1993”**

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TENANTS GUIDANCE NOTES

All properties let through MOUNTFORD Lettings, require a DEPOSIT equivalent to that of one months rent and also ONE MONTHS RENT in advance.

PLEASE NOTE: Where stated "subject to references", please allow up to two weeks for availability, giving adequate time for references to be applied for. It would be expected that you would take up occupancy in no more than 3 weeks.

If you cannot move in within this 3 week period please point this out to a member of staff prior to making your application.

All tenants claiming Housing Benefit must be able to provide a Guarantor, someone who is a homeowner, in full time employment, and a relative is acceptable as a guarantor with an income of at least 3.5 x the annual rent.

APPLICATION COSTS

Application / Administration Fee (Couples / Sharers)

(per person, for 2 applicants or more):

(£76.00 plus VAT) **£89.30** - (e.g. 2 applicants total £178.60)

- Payable upon Application, Per person over the age of 18

PLEASE NOTE: Payment of fees does not guarantee the applicant the property, this is subject only to satisfactory references being received by this agency

Holding Deposit: Holds the property pending application, then credited to your deposit upon the signing of the tenancy agreement

£250.00 - Payable upon Application

PLEASE NOTE: Payment of fees does not guarantee the applicant the property, this is subject only to satisfactory references being received by this agency

Tenancy Agreement Fee:

(£76.00 plus VAT) **£89.30** - Charged upon each renewal

Payable upon signing of the Tenancy Agreement.

Other Costs or charges that may apply:

Guarantors Application / Administration Fee:

(£68.00 plus VAT) **£79.90** - Payable upon Application

“How do I rent a property?”

Frequently Asked Questions

- What do I do first?

Obtain one of the up to date listings of property “Available to Let” from MOUNTFORD Lettings on 01983 61 68 68. Select a property or properties that appear on the list that suit your requirements and book an appointment to view, subject to availability of a member of staff.

- I like the property, what do I do next?

Obtain an application form from MOUNTFORD Lettings, complete fully, and return it to our offices at 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO33 2NE, accompanied by the relevant administration / application fee of (£76.00 plus VAT) £89.30, per person. This is non-refundable if adverse references are received in reply to our enquiries.

The information on the application form will enable us to carry out referencing on you. In some circumstances we may ask for a Guarantor; if one cannot be supplied this may prevent the tenancy going ahead.

- What is a Guarantor?

A Guarantor is someone who would offer surety to guarantee the payment of the rent or would cover other obligations of the tenant under the term of the lease, should the tenant fail any of his / her obligations. The proposed guarantor should have an income of three and half times the annual rent of the property you are proposing to rent.

- How soon can I move into my chosen property?

The vetting procedure should take no longer than a week to 10 days, in certain circumstances this time scale may vary. This should be discussed with one of our advisors. It would be expected that you would take up occupancy in no more than 3 weeks. If you cannot move in within this 3 week period please point this out to a member of staff prior to making your application.

- How do I pay my rent?

Rent is always paid monthly in advance. The preferred method is by Standing Order to MOUNTFORD Lettings. Personal Cheque or Cash are also acceptable when calling into Mountford Lettings office at 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO33 2NE on or before the relevant due rent date each month. The first month's rent must be paid prior to the tenancy commencing; this must be paid by Bankers Draft, Building Society Cheque or Cash on or before the moving in date.

If you choose to pay by cash or personal cheque, there is an additional charge of £5.00 for cash & £1.00 for a cheque. There are no additional charges made for Standing Order payments.

- **Are there any other costs involved?**

A charge of (£76.00 plus VAT) **£89.30** is made for each Tenancy Agreement prepared for you.

- **How much deposit will I need?**

A deposit equivalent to that of one month's rent is **always** required. Some landlords do occasionally ask for a slightly higher deposit, but this is not common. The deposit must be paid prior to the tenancy commencing; this must be paid by Bankers Draft, Building Society Cheque or Cash on or before the moving in date.

At the time of application, a holding deposit is required of £250.00, this is credited to your deposit once the tenancy has commenced. This is refundable if the application is declined.

- **What type of Tenancy Agreement will I be asked to sign?**

You will be given an Assured Shorthold Agreement, created under the Housing Act 1988 and its amendments under the Housing Act 1996. Quite commonly the initial agreement will be for a period of 6 months. Later agreements that may be granted under new tenancies, subject to the approval of the landlord, could be for a longer period.

- **Who pays for the utilities during the Tenancy?**

Quite commonly the rents quoted are exclusive of all bills. The Tenant is liable for items such as Gas, Electric, Water, Telephone, Emptying of Private Drainage and TV License.

- **Do I need Insurance?**

The Landlord insures the buildings and his / her own contents; however it is your responsibility insure your own contents and valuables. It is recommended that further information and advice is available from one of our Lettings advisors.

The Application process and payments

- 1) Upon application we ask for the application fee of (£76.00 plus VAT) **£89.30** for each person over the age of 18 who will be occupying the property, plus a £250.00 holding deposit.
- 2) Once satisfactory replies are back on the references provided, we will confirm the tenant verbally and a date. Upon signing of the agreement we ask for the balance of the deposit and the tenancy agreement fee of (£76.00 plus VAT) **£89.30**.
- 3) Finally, on the date you move in or before we require the first months rent. This **MUST** be in cleared funds by the start date of the tenancy.

MOUNTFORD Lettings

2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO33 2NE

Tel: 01983 61 68 68 Fax: 01983 61 58 01 E-mail: mail@mountfordesateagents.co.uk



Tenants ~ Earn Yourself £50.00

If you refer your existing Landlord to us, and we subsequently let their property for them, as a thank you we will send you a cheque for £50.

Simply complete the following form, return it to our offices at 2 The Colonnade, Lind Street, Ryde, Isle of Wight, PO33 2NE and we will register your information. Then, should the property be let by MOUNTFORD Lettings, we will forward your gift to you through the post.

YOUR DETAILS

Title:

Name:

Address:

Telephone:

Fax:

E-mail:

LANDLORD DETAILS

Title:

Forename:

Surname:

Address:

Telephone:

Fax:

E-mail:



Please the completed form to:
MOUNTFORD Lettings, 2 The Colonnade, Lind Street
Ryde, Isle of Wight, PO33 2NE
Fax: 01983 61 58 01